132.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,142,700 / 1,142,700
					USE VALUE:	1,142,700 / 1,142,700
					ASSESSED:	1,142,700 / 1,142,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACDONOUGH RICHARD C/ TRUSTEE
Owner 2:	RICHARD C MACDONOUGH 2018
Owner 3:	REVOCABLE TRUST
Street 1:	48 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAC DONOUGH RICHARD C -
Owner 2:	-
Street 1:	48 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,411 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Wood Shingle Exterior and 2628 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6411.000	586,500	5,100	551,100	1,142,700
Total Card	0.147	586,500	5,100	551,100	1,142,700
Total Parcel	0.147	586,500	5,100	551,100	1,142,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.82 | /Parcel: 434.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84973
GIS Ref	
GIS Ref	
Insp Date	06/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	586,500	5100	6,411.	551,100	1,142,700	1,142,700	Year End Roll	12/18/2019
2019	104	FV	477,800	5200	6,411.	581,700	1,064,700	1,064,700	Year End Roll	1/3/2019
2018	104	FV	477,800	4700	6,411.	428,600	911,100	911,100	Year End Roll	12/20/2017
2017	104	FV	449,300	4700	6,411.	410,300	864,300	864,300	Year End Roll	1/3/2017
2016	104	FV	449,300	4700	6,411.	379,600	833,600	833,600	Year End	1/4/2016
2015	104	FV	378,000	4700	6,411.	318,400	701,100	701,100	Year End Roll	12/11/2014
2014	104	FV	378,000	4700	6,411.	311,100	693,800	693,800	Year End Roll	12/16/2013
2013	104	FV	392,300	4700	6,411.	296,400	693,400	693,400		12/13/2012

!10308!

PRINT

Date	Time
12/11/20	00:37:52

LAST REV

Date	Time
11/27/18	12:14:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10308

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC DONOUGH RIC	71758-510	1	10/17/2018	Convenience	99	No	No		
MAC DONOUGH ANN	50901-103		3/18/2008	Family	1	No	No		Anne L MacDonough dod 1/10/2014 BK 64930 PG 6
	11960-538		2/26/1971		43,000	No	No		N

USER DEFINED

Prior Id # 1:	84973
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2015	1008	Manual	3,950		7/24/2015			Install new stairs
5/8/2009	321	Re-Roof	8,000					
1/30/2002	52	Porch	3,800	C				REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Inspected	PH	Patrick H
5/19/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	201	PATRIOT
5/6/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
7/29/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6411		Sq. Ft.	Site		0	90.	0.96	10									551,095						551,100	

Total AC/HA: 0.14718 | Total SF/SM: 6411 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 551,095 | Spl Credit | Total: 551,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.09833479
Const Adj.:	0.99732524
Adj $ / SQ:	175.264
Other Features:	140800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	796840
Depreciation:	210366
Depreciated Total:	586474

COMMENTS

SINK BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

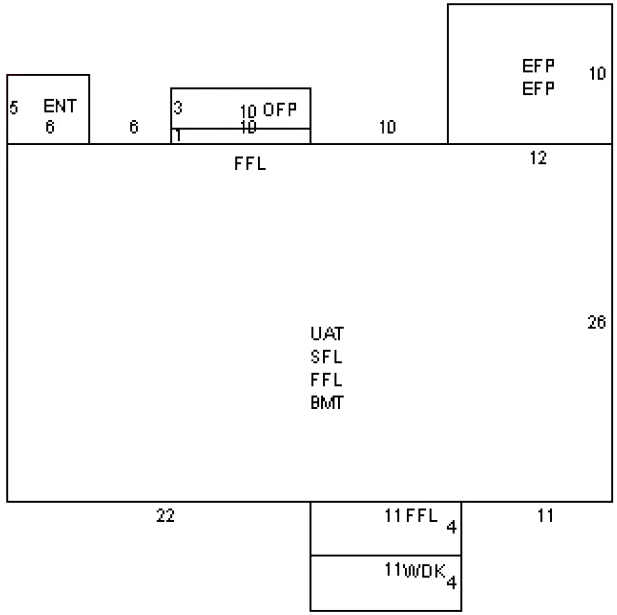
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	8	4	M
Totals			
2	13	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,198	175.260	209,966
BMT	Basement	1,144	52.580	60,150
SFL	Second Floor	1,144	175.260	200,501
UAT	Upper Attic	286	122.680	35,088
EFP	Enclos Porch	240	38.470	9,232
WDK	Deck	44	15.960	702
ENT	ENTRY	30	26.330	790
OFP	Open Porch	30	43.880	1,316
	Net Sketched Area:	4,116	Total:	517,745
Size Ad	2342	Gross Are	4974	FinArea 2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	212.07
Special Features:	0	Val/Su Net:	142.49
Final Total:	586500	Val/Su SzAd	250.43

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104						
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700
19	Patio	D	Y	1	8X10	A	AV	2010	6.00	T	7.2	104			400			400

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100